

FLORIST BUYS BIG ASTOR ESTATE PLOT

Has Occupied Harlem Corner Under Lease for Thirty-two Years.

Masses, florist, has purchased from the estate of the late Baron Astor, Farmers Loan and Trust Company, trustee, Charles A. Peabody, attorney, the northeastern corner of Lenox avenue and 129th street, 100x191.8, which the buyer has occupied for thirty-two years. The Astor Estate has disposed of four separate parcels on the north side of 129th street, between Fifth and Lenox avenues, through the same brokers, L. J. Phillips & Co. Montgomery, Peabody & Grace represented the seller, as attorneys. Fred M. Davies represented the purchaser.

J. S. Bernheimer & Brother, dealers in cotton goods, paid \$125,000 at auction yesterday for the property they now occupy at the southwest corner of Church and White streets. The corner, which is 75x72.1 feet, improved with two six-story flat and store buildings, was sold in partition proceedings from the stand of the I. Lincoln Sells Company under an action brought by Frank Huntington Beebe against George Stanley Fluke and others.

Ruland & Benjamin sold for Mrs. Nellie S. Williams the five-story building, 22x52, at 25 Market street.

G. Tuoli & Co. sold for Lowenthal & Prager a three-story building at 191 Monroe street to a purchaser who plans extensive alterations.

Multifamily House Sales.

Ruland & Benjamin sold 341 East Sixteenth street, five-story flat, 22x52, for Miss E. Roming.

Emanuel King sold for Charles H. Kaurts the five-story apartment building 22 East 109th street, 36x100.

Pax Real Estate Corporation sold a six-story tenement, 27x100, at 405 East 100th street, to a client of Frank Bedell.

PLAN TALL FLAT ON 5TH AV.

The 1087 Fifth Avenue Company has filed plans for a thirteen-story apartment house to be erected on the vacant plot, 27.2x160.5 irregular, at the northeast corner of Fifth avenue and Eighty-third street. E. F. Clark, the architect, estimates the cost at \$200,000. The Board of Estimate is about to pass an amendment to the zoning ordinance limiting the height of apartments on Fifth avenue to 15 feet.

Plans were also filed yesterday for a five-story apartment house, 100x57.11, at 608 and 614 West 17th street, for H. C. B. Construction Corporation of Brooklyn.

Estimates the cost at \$180,000.

MISCELLANEOUS LEASES.

Roy Sherrick leased in the Textile Building, Fifth avenue, Thirtieth and Thirty-first streets, space on the second floor to the Universal Industrial Corporation for textile yarns, for a long term, at a rental of \$125,000; also with Spear & Co. in 100 Fifth avenue, corner Twenty-first street, the fifth floor to Levy Bros. & Loebe, clothing.

Cross & Brown Company, representing John J. Radley, leased the store and basement, 25,000 square feet, in 229 West Twenty-eighth street, to the Liquid Carbonic Company for offices and show rooms. The lessees were represented by Mastbaum Brothers & Fleischer. The same brokers also leased for Weber & Heilbroner to the Curtis Shoe Company, Inc., store in 76 Nassau street, at a rental aggregating more than \$125,000. Manning & Trunk represented the lessor.

Other leases included additional space in the Fluk Building, Fifty-seventh street and Broadway, to the Tobacco Products Corporation.

White-Goodman leased the building at 873 Eighth avenue, 12121, to J. J. Cadi, the Tenth lot in 7 and 5 East Twentieth street to T. Groman & Sons, and corner store at Prince and Wooster street to Sam Matlack.

Cushman & Wakefield, Inc., leased offices in 50 East Forty-second street to Paul Robinson, Inc.; Neptune Motor Company and John H. Greenwald; in 12 Vandewater street to Charles Ad. Versing Corporation, and in 516 Fifth street to W. John Budagien.

Folsom Brothers, Inc., leased store in 122 West Forty-eighth street for ten years to Guido Petrolci for a barber shop.

Chr. Volzing & Son, Inc., and Leon S. Altmyer leased to Gilbert & Hans offices in 147-149 East Fifty-sixth street, northeast corner of Lexington avenue.

Hagstrom-Cullen Company leased for the 125 West 63d Street Corporation, the four-story building at 123 West Sixty-third street to Herman Bulla.

IN THE AUCTION ROOM.

By I. Lincoln Sells Company.

CHURCH ST., s. w. cor. White st., two 6-story lots and store, 100x121; Frank Huntington Beebe vs. George Stanley Fluke et al.; \$150,000; partition; J. S. Bernheimer & Bro., tenants, for \$125,000.

By J. C. Davies.

15TH ST., s. e. 234 & Southern Boulevard, 8 lots; sold for \$2,000 each.

WALL ST., n. e. 121 & 123, 5 lots; corner sold for \$2,000; inside lots, \$1,525 each.

28TH ST., n. e. cor. Tibbet av., 6x100, 100x100, sold for \$1,500.

ROSELAND AV., 1433-1434 and 1500-1501, 100x100, sold for \$1,500.

BROWN PLACE, w. s. block front between 122d st and 124th St., 100x100, sold for \$1,500.

GLEASON AV., n. e. cor. 17th st., 7 lots, extending to Olmstead av.; sold for \$1,800 each.

By Joseph P. Day.

10TH ST., 72 E. s. 136 W. Park av., 4-story building, 12x100; William Silver vs. Louis Taub et al.; David J. Rosen, atty.; amount \$7,000; taxes, \$2, 322; to the plaintiff for \$8,150.

ART SALES.

ART SALES.

“AUCTION SALE OF IMPORTANCE”

TO-DAY, WEDNESDAY, 2 P. M.

Continuing Thursday, Friday and Saturday, Same Hour

AUCTION SHOWS STRONG LOT MARKET IN QUEENS

J. P. Day Gets \$192,612 for Flushing Bay Sites.

That the purchasing power for vacant lots is still far from satisfied was again demonstrated last Saturday and Monday evening, when Joseph P. Day sold for the Flushing Bay Building Corporation its property located on Astoria and Ditmars avenues and intersecting streets.

The total obtained was \$192,612.

The northwest corner of Astoria avenue and Thirty-ninth street was sold for \$1,000, while the opposite southwest corner brought \$1,037.

Inside plots on the north side of Astoria avenue, between Thirty-eighth and Thirty-ninth streets, brought \$1,575 each, while those on the block to the west averaged \$1,000 each.

The northeast corner of Astoria avenue and Thirty-seventh street was sold for \$1,130, and \$1,300 was paid for the opposite northwest corner.

Inside plots on this avenue, between Thirty-fifth and Thirty-sixth streets, averaged \$900 each, while \$4,000 was paid for the northwest corner of Astoria avenue and Thirty-fifth street, 100x75 feet.

On Schurz avenue, one block to the north, \$1,225 was paid for the corner of Thirty-seventh street, and \$925 for the corner of Thirty-fifth street.

Inside plots on Thirty-seventh street, with a frontage on the trolley line right of way, brought from \$1,000 to \$1,175 each.

The southeast corner of Schurz avenue and Thirty-seventh street was sold for \$1,000, and adjoining plots to the north brought from \$1,000 to \$1,700 each.

On Ditmars avenue corners ranged from \$1,125 to \$800 each, and a ruling price on inside plots was from \$850 to \$850.

The northwest corner of Mansfield avenue and Forty-third street was sold for \$1,000 and the northeast corner of Foote street and Mansfield avenue brought \$1,000.

A small triangular plot at the junction of Ditmars and Mansfield avenues was purchased for \$800.

On the south side of Mansfield avenue \$850 was paid for corner plots and \$1,000 for inside plots.

RESIDENTIAL PARCELS

TOP BROOKLYN DEALS

M. C. O'Brien has sold the northwest corner of Washington avenue and Sterling place, a three-story store and apartment house, 27x50, and 1308 Flatbush avenue, a three-story store and apartment, 26x50, for Elizabeth G. Ahearn.

The same broker leased 1220 Atlantic avenue for the Brockway Motor Company to the Maxson-Richardson Corporation for a service station.

The Silver Summer Cottage was purchased from Vincent P. Donio, lawyer and operator, the vacant plot on the south side of Avenue I, between East Second and East Third streets, for the purpose of improving it with a building.

William Liss, Inc., and C. E. Beach were the brokers.

J. Loevo sold for Ockum Brothers to David Barnett a two-family house, with a double garage, 32x100, on the east side of East Tenth street, north of Avenue L.

Realty Associates sold two three-story double flats at 94 and 96 Washington street and 41 and 43 East street, 37x52, 108, to L. Basile.

I. Salsberg sold for G. Vail to D. Chaykin the plot, 60x100, on the north side of Fifty-ninth street, 240 feet west of Seventeenth avenue; two family houses will be erected on the site.

Melster Builders, Inc., resold the dwelling, 16x50, at 66 Brooklyn avenue, to Mrs. Mary MacMullen.

Williamson & Kaepff sold the houses 2174 and 2168 Sixty-sixth street, thereby completing the resale of twenty-eight houses sold recently by these brokers to the Court Realty Bond and Mortgage Company. The sale was made to I. M. Cleve for \$25,000.

Bulkeley & Harrison Company leased 563 East Twenty-third street, a two-story detached residence, and 1226 Ocean avenue, a large detached residence.

REALTY MARKET NOTES.

Charles B. Van Velen, Inc., has placed a loan of \$50,000 on the five-story dwelling at 140 Riverside drive, corner of Eighty-sixth street, 25x100; and \$28,000 on the two-story garage, 40x50, at 236 to 238 East Thirty-seventh street.

Walter C. Wyckoff, 402 Madison avenue, was the broker in the lease of 119 East 39th street to the Brown University Club, exclusively announced in The New York Herald last week.

Harlem Property Owners Association will meet Thursday evening in 61 West 118th street.

Abraham Ducaskey is the buyer of the plot at the southwest corner of Sheridan avenue and 157th street.

SALES AT AUCTION

Smith's Knickerbocker Sales Rooms, Inc., 825 SEVENTH AV. AT 63D ST.

C. E. Smith, Auctioneer.

THIS WEDNESDAY AT 2 O'CLOCK IN UPPER GALLERIES, AND AFTERNOON FOLLOWING, SAME HOUR.

IMPORTANT EXECUTOR'S SALE ESTATE OF THE LATE

Hon. William A. Stone

FORMER GOVERNOR OF PENNSYLVANIA BY ORDER OF EXECUTORS.

ALSO THE ARTISTIC Furniture & Rich Effects

REMOVED FROM THE RIVERSIDE DRIVE APARTMENTS OF

MRS. MARGARET M. HULBERT

Including two Baby Grand and Upright Pianos, Buffet for the Living Room, Dining Room, Bedrooms and Foyers; Bronzes, Emblems, Hangings, China, Crystal, Linings, Bed, Mirrors, Electroliers, Curioes, Shmells, Arms. Also about

100 PERSIAN AND CHINESE RUGS

MAIN GALLERIES, ON VIEW TO-DAY.

ART SALES.

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INVESTOR ACQUIRES BRONX APARTMENT

Sale of Tremont Avenue Corner Sets Pace for Trading in Northern Borough.

An investing client of Byrne & Bowman and John J. Meenan has purchased from Joseph A. Conti the six-story apartment house, 122x60, on the northeast corner of Tremont and Valentine avenues. The rear of the lot is irregular. The building contains five stories and forty-nine apartments. It was acquired by Mr. Conti through Byrne & Bowman early in the year and was held at \$230,000.

Philip D. Shapiro, attorney, purchased for a client from the builders, Rubin & Horowitz, the newly completed taxpayer on Southern Boulevard and Jennings street, being 200 feet in width and 100 feet in depth. There are fourteen stores and two lofts, all of which have been rented for a total rental of \$21,000. The property was held at \$150,000.

The newly formed Nosidan Construction Company, of which Philip Greenblatt is president, has bought a plot, 75x100, on 17th street west of Crotona Park North for the erection of a five and a half story apartment house, estimated to cost \$160,000. H. S. Fleischer, attorney, represents the new company.

Harry Cahn sold to a client of E. O. Smith & Co. a plot, 114x100, on the southeast corner of Burnside and Creston avenues, for immediate improvement. Bitterman & Hecht were attorneys for the seller.

Plans have been filed for a six-story apartment house, 33.3x94.3, on the southwest corner of Lafayette avenue and 10th street, for James F. Moehan. William E. Erb, the architect, estimates the cost at \$175,000.

Ruland & Benjamin sold for the Century Holding Company to Antonio Stance the four-story tenement, 50x55, at 2365 Lorillard place.

R. Smith has purchased from the Keap estate a plot, 42x100, on Union avenue.

William G. Ver Planck sold to Robert A. Wynne the vacant plot, 57x100, on the west side of Anderson avenue, 87 feet north of 164th street.

Will Auction Brooklyn Houses.

Jera Johnson Jr. Company, auctioneer, will sell to-day at noon in the Brooklyn Real Estate Exchange, 159 Montague street, the two family dwelling at 224 Fifty-first street, between Third and Fourth avenues, Bay Ridge, and the dwelling, suitable for one or two families, at 870 Dean street, between Grand and Clason avenues, Brooklyn.

RESIDENTIAL LEASES.

Douglas Gibbons & Co. rented for Copley Amory of Boston his five-story American basement house, with garage at 135 East Fifty-fifth street, northwest corner of Lexington avenue, furnished, for the winter to Hunter Marston, of the firm of Blair & Co. The house is forty feet wide and fully furnished.

Wood, Dolson Company, Inc., through R. C. Popper, leased for Mrs. Marie Fawcett the four-story dwelling at 312 East 10th street, between 1st and 2nd streets. The property was recently purchased by Mrs. Justin through the same brokers.

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Fireproof Garage

Fireproof

Hotel Strand

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On the Beach Front

PRE WAR RATES

Single Room, 1st Floor, \$10 per week

Double Room, 1st Floor, \$15 per week

Double Room, 2nd Floor, \$12 per week

Double Room, 3rd Floor, \$10 per week

Double Room, 4th Floor, \$8 per week

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SOCIETY OF CLUB LIFE

CONVENIENCE OF A HOTEL

FINDS TRACES OF OLD HOUSE ON EWEN TRACT

R. C. Bolton Says Structure Was Built About 1690.

Reginald Pelham Bolton, in charge of the committee on field exploration of the New York Historical Society, announced yesterday his discovery made last Saturday of the ruins of the old dwelling of George Tippet, a refugee from New England in 1668, on the Ewen property, which is to be sold at public auction to-day in the Exchange Salesrooms, 14-16 Vesey street, by Bryan L. Kennelly, Inc., real estate auctioneer. In connection with the discovery Mr. Bolton has made the request that the purchasers of all lots send their names to the New York Historical Society, particularly the purchasers of lots 56, 57, 58 and 59.

"In exploring the ground between the extension of Netherlands and Arlington avenues, north of the line of 231st street, which is known as the Ewen estate," said Mr. Bolton, "I located the fireplace of George Tippet's farm house, which is situated in the rear of lot No. 92. The house probably extends over part of lot No. 91. Lots 86 and 87 were found to be covered with a mass of household debris containing very interesting objects—farm implements, pots and pans and other things of historical interest. Because of its

great historical value I would suggest that the purchaser of lot No. 92 save the old fireplace and put it into his or her home.

"The George Tippet house was built about 1690. It was the first to go up in the Suyden Duyvil-Riverdale section. Tippet had a partner named William Betts, also a refugee from New England, and with Betts bought that vast tract of land situated between Suyden Creek, the Hudson and Bronx rivers. They divided this land between them, the south side of which was bought by the Berrian family and the north side by the Van Cortlandt family.

"The New York Historical Society is anxious to obtain the names of buyers of lots at to-morrow's sale so as to obtain permission to explore the property further, especially that part where Tippet, the first settler, lived."

QUEENS BOROUGH MARKET.

Cross & Brown Company sold for Walter C. McMillan eight lots on the east side of Sixth avenue, 382 feet north of Jamaica avenue, through to Seventh avenue, Long Island City.

Hubert & Hubert sold to A. Lake-

mann the plot, 100x100, at the southwest corner of First street and Harrison avenue, Long Island City.

Lewis H. May Company leased for Frank C. Webster the house at 237 Broadway, Far Rockaway, L. I., to B. Kernberg.

Terry & Johnson sold for Joseph A. Trapp of Brooklyn to Clara M. and Otto S. Domits of Manhattan two dwellings, 46x100, on the north side of Hawthorne street east of Highland avenue, Queensboro Hill, Flushing.

The Master Agency has sold for Moss Bloever the vacant plot, 41x118, on the south side of Jamaica avenue, in the rear of the Public Library, Flushing. The plot was formerly owned by the Mann estates and was bought by Mr. Bloever about a year ago. The buyer is a Flushing business man.

Rickett-Brown Realty Company sold to Cornelius D. McCormick a two-story dwelling, with garage, on Lawrence street near Ditmars avenue, Arleigh.

Cross & Brown Company leased 5,000 square feet in their building at Jackson, Webster and Seventh avenues, Long Island City, for five years.

Miss Alma G. Leary of Flushing has purchased an apartment at 131 Twenty-third street, Jackson Heights.

REAL ESTATE AT AUCTION.

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